

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday August 3, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, B. Pociask, K. Rawn, B. Ryan, V. Ward
Members absent: P. Plante
Alternates present: K. Holt
Alternates absent: P. Aho, S. Westa
Staff present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:18 p.m. and appointed Alternate Holt to act in Plante's absence.

Approval of Minutes:

a. July 20, 2015 Regular Meeting

Ryan MOVED, Holt seconded, to approve the 7-20-15 minutes as presented. MOTION PASSED with all in favor except Hall and Pociask who disqualified themselves.

Zoning Agent's Report:

None.

Old Business:

a. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**

Item was tabled at the request of the applicant.

b. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1110**

Ryan MOVED, Holt seconded, to approve the June 28, 2015, Site Plan Modification application (PZC File #1110) of the Storrs Friends Meeting for property located at 57 Hunting Lodge Road as described in application materials, as shown on plans dated May 4, 2015, revised through July 22, 2015, and as described in a July 27, 2015, letter from Brenda Shaw subject to the following conditions:

1. The expansion of paved parking depicted on the letter dated July 27, 2015, shall be expanded to include the entire depth of the parking spaces.
2. Any phasing of improvements shall be subject to review and approval of the Zoning Agent and Town Engineer to ensure that adequate storm water control features are installed at the time of various parking improvements.
3. All conditions of the Inland Wetlands Agency shall be met.

MOTION PASSED with all in favor except Pociask and Hall who disqualified themselves.

c. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**

Item is postponed, to be taken up after all other business is completed.

d. **Design Review Panel Vacancy**

Members requested that anyone who submits a letter of interest be invited to the next meeting.

New Business:

a. **Interpretation of Article 8, Section B.6.a, Lot Area Exceptions**

After extensive discussion, it was requested that staff review the matter further, including researching how other towns handle this issue. The matter will be placed on the 09/08/15 agenda.

b. **Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2**

Ryan MOVED, Hall seconded, to receive the Special Permit Application (File #303-2) submitted by Chuck's Steak House—GAL Associates, LLC, for an outdoor dining patio on property located at 1498 Stafford Road as shown on plans dated 7/15/15 as shown and described in application submissions, and to refer said

application to staff and committees, for review and comments and to set a Public Hearing for 9/8/15. MOTION PASSED UNANIMOUSLY.

c. Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335

Holt MOVED, Ryan seconded, to receive the application submitted by Anthony Gioscia (PZC File #1335) to amend the Zoning Map to change the property located at 1708 Stafford Road from RAR-90 to NB-1 on property owned by the applicant, as shown on plans dated 7/24/15 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for September 21, 2015. MOTION PASSED UNANIMOUSLY.

d. Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336

Holt MOVED, Ryan seconded, to receive the Special Permit Application (File #1336) submitted by Anthony Gioscia for office use on property located at 1708 Stafford Road as shown on plans dated 10/16/14 as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 9/21/15. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

The Director of Planning and Development stated that she will have the Zoning draft by mid August and she anticipates forwarding it to the Commission by the end of the month.

Reports from Officers and Committees:

A field trip was set for 8/12/15 at 3:45 p.m.

Communications and Bills:

Noted.

Old Business Continued:

Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)

Members continued to discuss the future land use designations of various parts of town as presently depicted in the December 2014 Draft Mansfield Tomorrow Plan of Conservation and Development as these areas were the subject of comments and requested changes during the public hearing process. Painter distributed focus maps for the Hunting Lodge and Four Corners areas.

During the discussion on the boundaries of various Compact Residential and Mixed Use Center designations, transitional areas were identified where new development should be of a lower intensity. In addition to using focus maps to refine the desired land use for these particular areas, the Commission requested that color variations also be employed on the future land use map to indicate that these areas are a transitional area to adjacent neighborhoods. For example, using for transitional Mixed Use Center areas and a lighter brown for transitional Compact Residential Areas.

By consensus, the Commission recommended the following changes to future land use designations in the Hunting Lodge Road area:

- Change the Compact Residential area located north of Holinko Estates along Hunting Lodge and Birch Roads to a lighter shade on the future land use map to indicate that these are transitional areas that should be at a lower density to be compatible with the surrounding single-family neighborhood and add a focus map to include specific language to that effect.
- Change the area south of King Hill Road (former Farmer Brown and X lot) to Institutional. As discussed at the previous meeting, all university-owned properties should be identified on the future land use map regardless of the proposed future land use designation.
- Add the Conservation Easement on the back portion of 97 Hunting Lodge Road.

After extensive discussion regarding the boundaries of the Compact Residential designation in the area of Hunting Lodge Road and North Eagleville Road, the Commission recommended the following after an informal straw poll:

- Change the land use designation for Meadowood Road and area west of the lots immediately fronting on Hunting Lodge Road to Rural Residential/Agricultural/Forestry.

Pociask, Rawn, Hall, Goodwin, Ward, Ryan, and Chandy supported the recommended change; Lewis and Holt were opposed.

By consensus, the Commission recommended the following changes to land use designations in the Four Corners area:

- Change the designation of the easternmost Conservation/Recreation area located south of Route 195 to Mixed Use Center to reflect correct location of the actual conservation easement, which does not apply to that parcel.
- Change the area located west of the Cedar Swamp Brook flood area and east of Cedar Swamp Road from Compact Residential to Rural Residential/Agriculture/Forestry
- Change the Compact Residential area west of Cedar Swamp Road to a lighter shade on the future land use map to indicate that this is a transitional area where development of these parcels should be at a lower density and scale to be compatible with the surrounding single-family neighborhood and add a focus map indicating that access should be taken from Route 44 to minimize impacts on the single-family neighborhood.
- Change the rear of the bank parcels located at the new North Hillside Road intersection to Institutional to reflect UConn purchase.
- Add a focus map and change the red to a lighter shade for the following properties that are designated as Mixed Use Center to indicate that development of these properties should be at a lower scale and intensity with limited uses such as office and residential.
 - Properties located on the north side of Route 195 west of Route 320
 - The easternmost property located on the north side of Route 44, east of Route 195
 - The two easternmost properties located on the south side of Route 44, east of Route 195

Holt requested that the area east of Route 195 and north of Riverview Road also be identified as a transitional mixed use area by using a lighter shade of red in addition to the suggested focus map language.

The Commission also identified the following modifications to the changes recommended in Painter's July 30, 2015 memo and August 3rd supplemental memo that was distributed at the meeting:

- Page 12 of 26 – Delete reference to removing Ledgecrest from list of agricultural businesses; Holt has spoken with the owner and they will not be closing (page 6.17 of Plan)
- Page 18 of 26 – Add "height" to language in second bullet after the word "scale"

Adjournment:

The Chair declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Vera S. Ward, Secretary